HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: January 2016

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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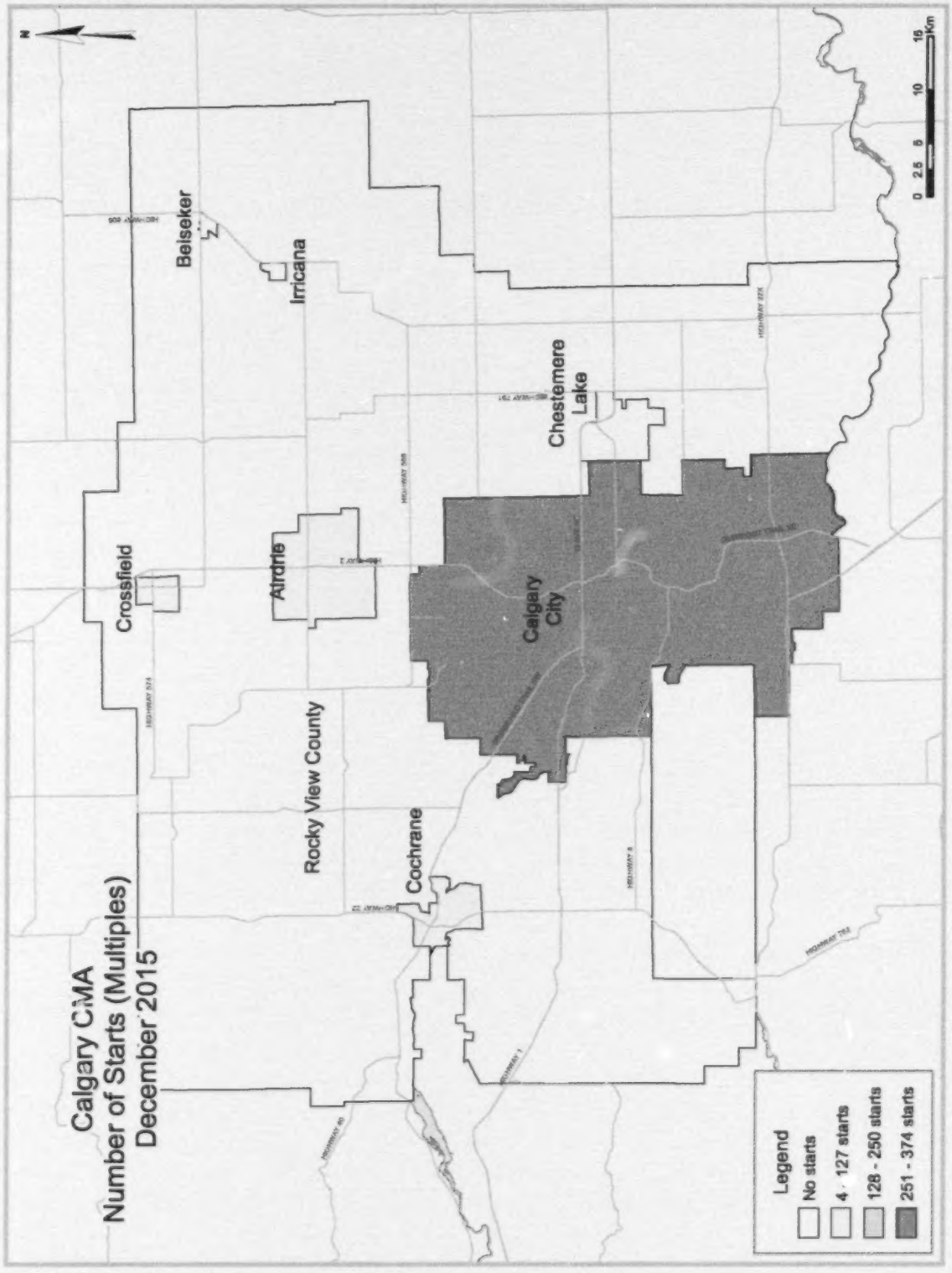
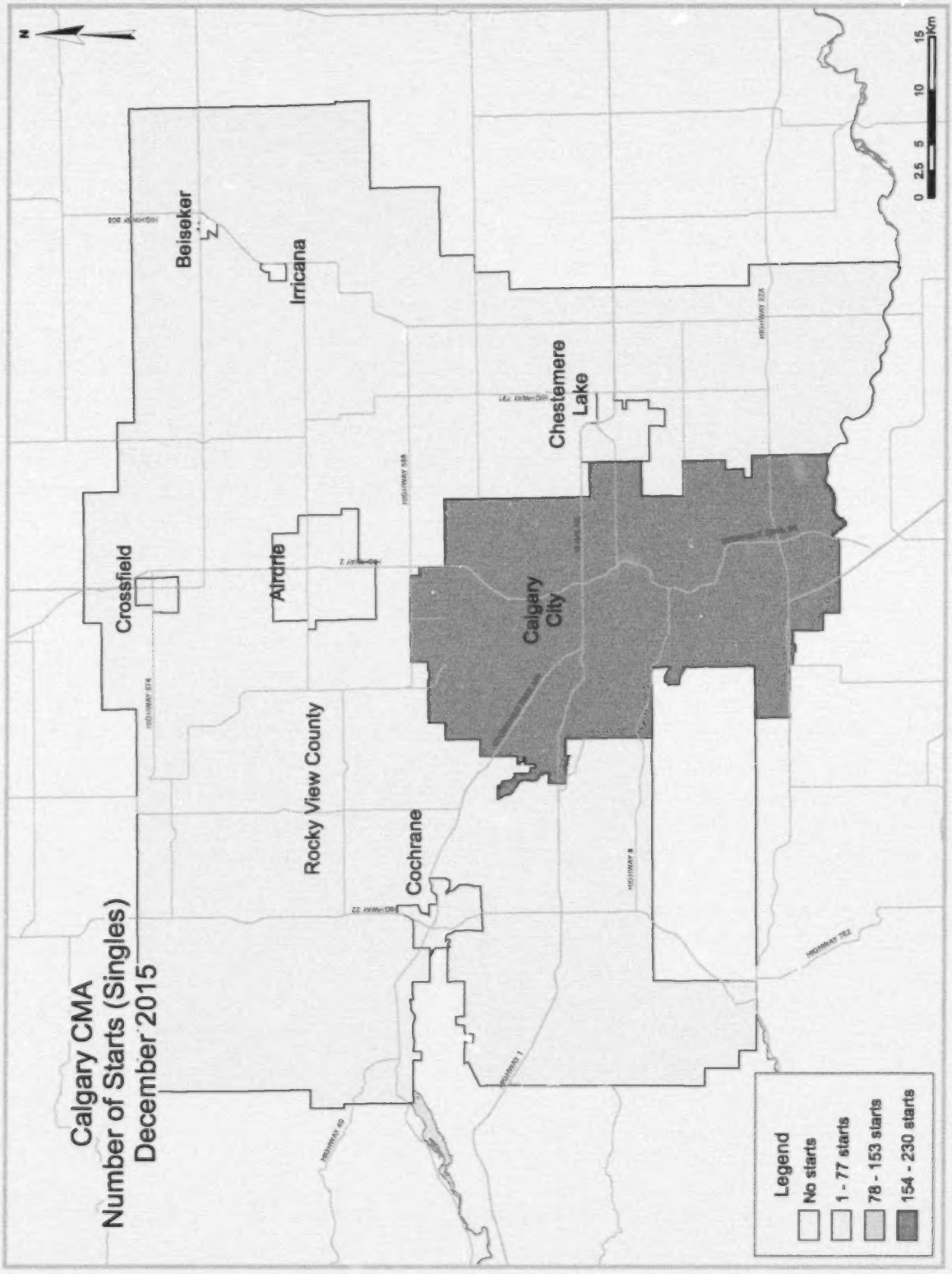
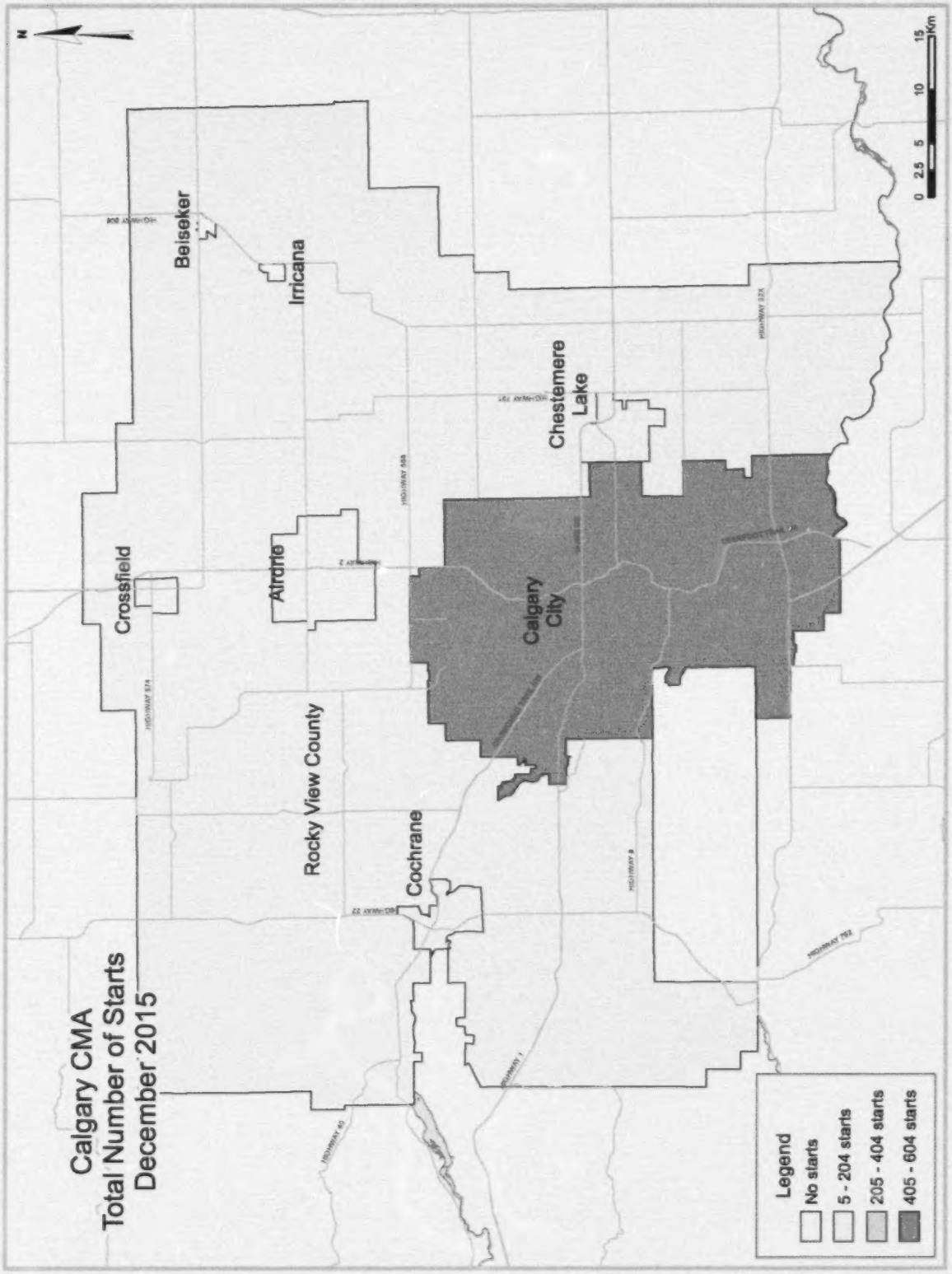
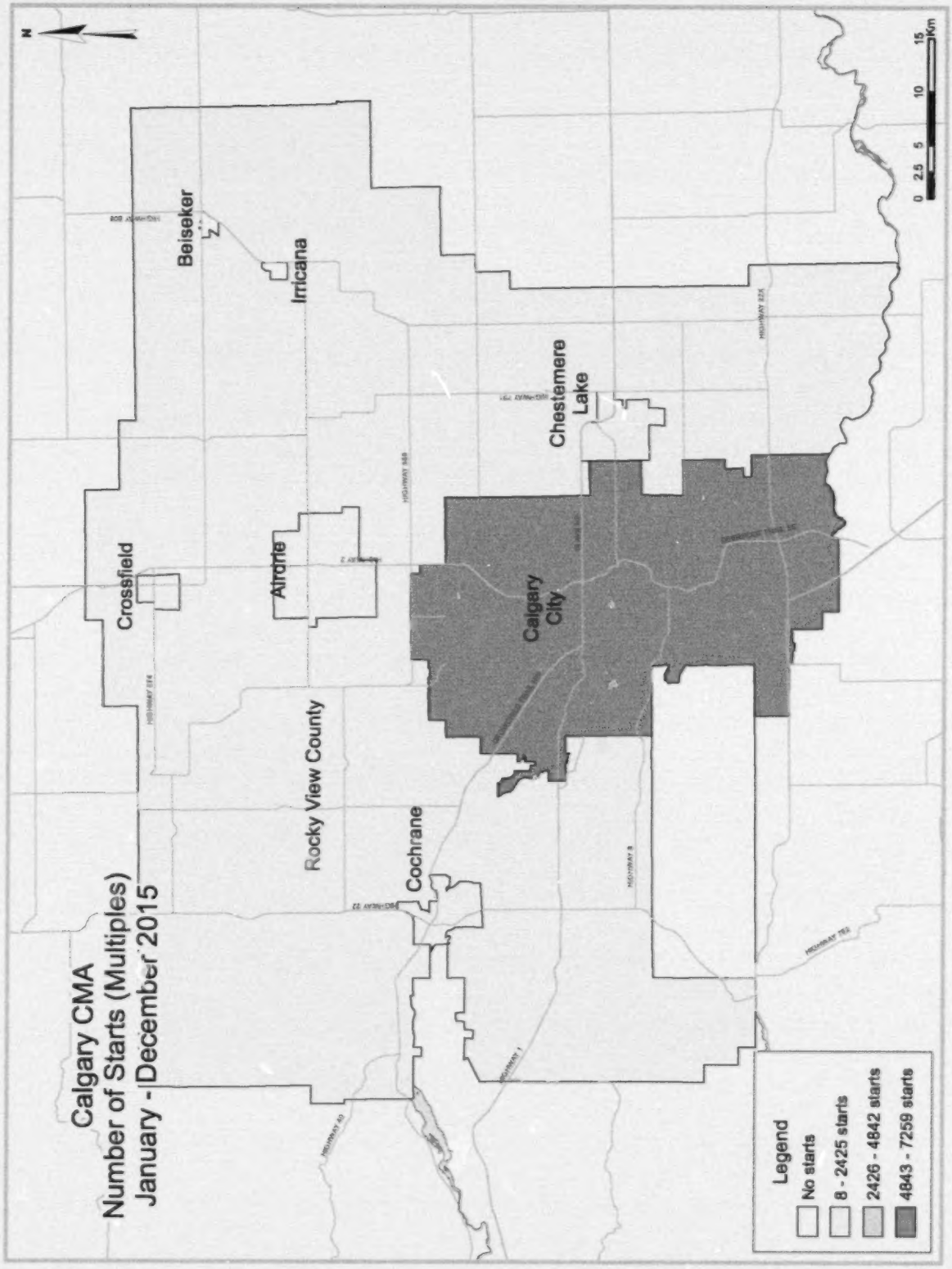
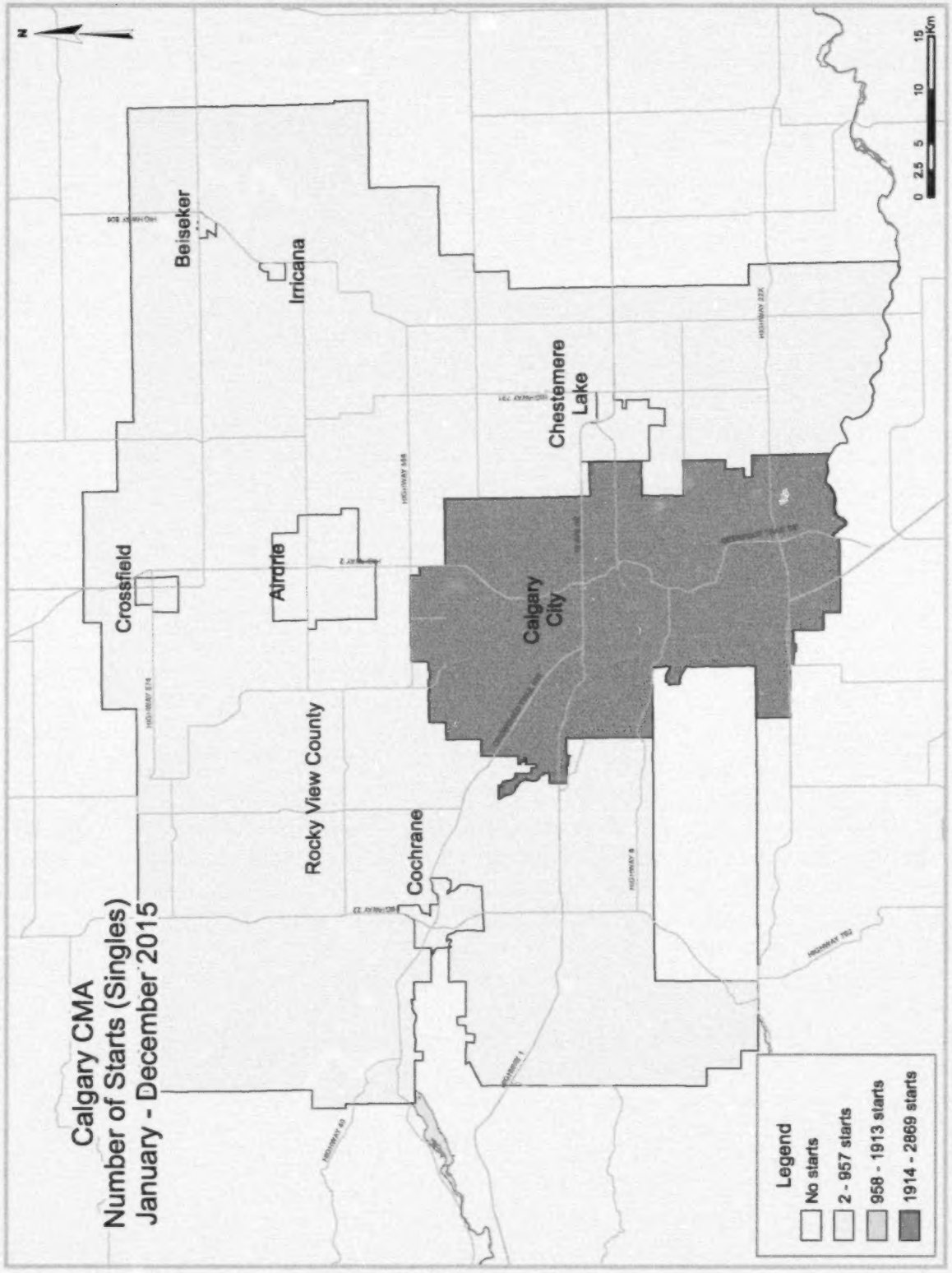
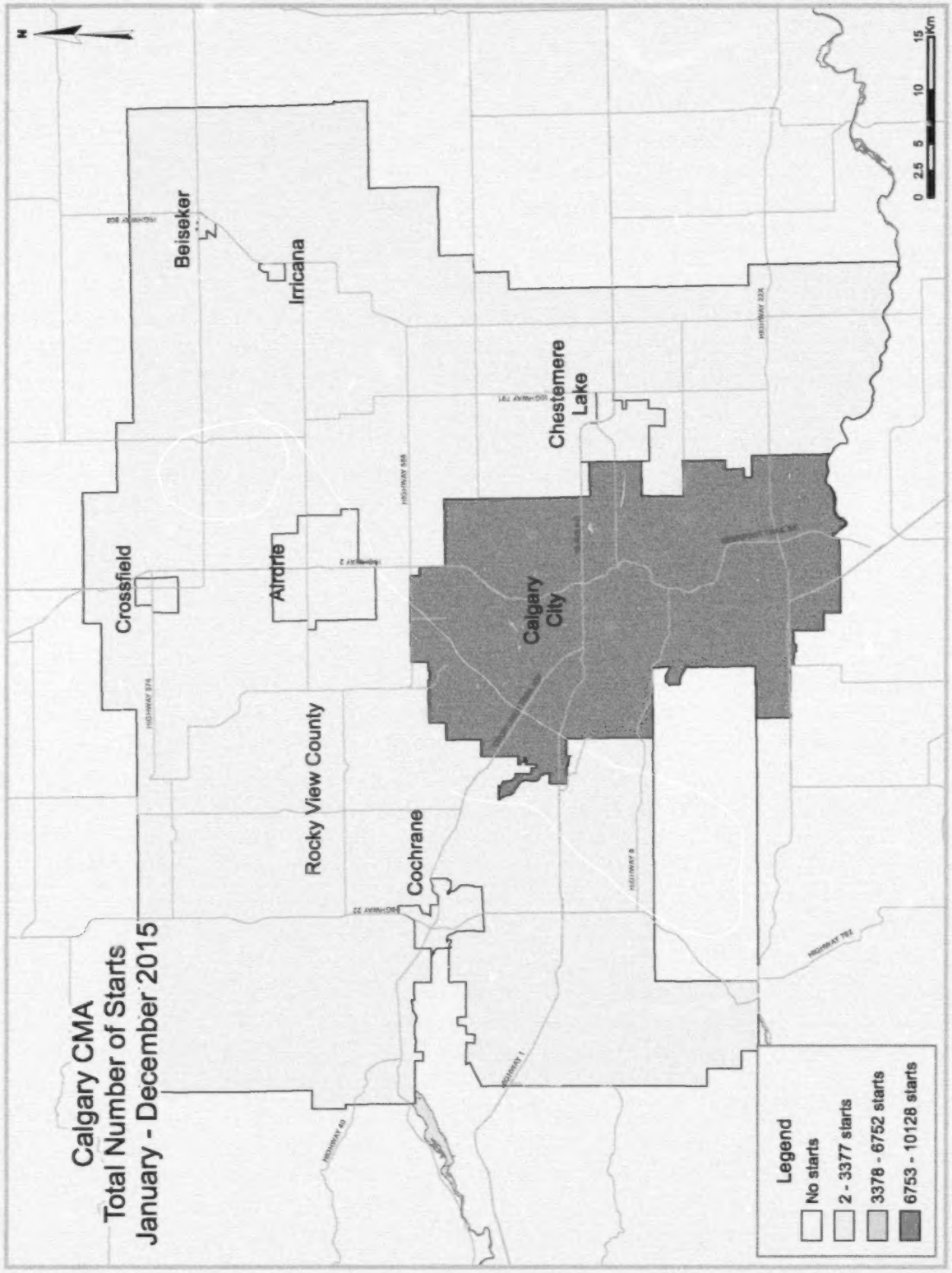

Calgary CMA
Number of Starts (Multiples)
December 2015
Belseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
4 - 127 starts
128 - 250 starts
251 - 374 starts
0 2.5 5 10 15 Km


Calgary CMA
Number of Starts (Singles)
December 2015
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 77 starts
78 - 153 starts
154 - 230 starts


Calgary CMA
Total Number of Starts
December 2015
Beiseker
Irricana
Chestermere
Lake
Crossfield
Airdrie
Calgary
City
Rocky View County
Cochrane
Legend
No starts
5 - 204 starts
205 - 404 starts
405 - 604 starts
0 2.5 5 10 15
Km


Calgary CMA
Number of Starts (Multiples)
January - December 2015
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
8 - 2425 starts
2426 - 4842 starts
4843 - 7259 starts
0 2.5 5 10 15 Km


Calgary CMA
Number of Starts (Singles)
January - December 2015
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 957 starts
958 - 1913 starts
1914 - 2869 starts
0 2.5 5 10 15 Km


Calgary CMA
Total Number of Starts
January - December 2015
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 3377 starts
3378 - 6752 starts
6753 - 10128 starts
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2015		
Calgary CMA[1]	November 2015	December 2015
Trend[2]	14,388	12,716
SAAR	16,184	9,195
	December 2014	December 2015
Actual		
December - Single-Detached	427	312
December - Multiples	413	444
December - Total	840	756
January to December - Single-Detached	6,494	4,138
January to December - Multiples	10,637	8,895
January to December - Total	17,131	13,033

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2015	311	78	52	0	63	214	13	25	756
December 2014	427	96	5	0	152	160	0	0	840
% Change	-27.2	-18.8	**	n/a	-58.6	33.8	n/a	n/a	-10.0
Year-to-date 2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
Year-to-date 2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
UNDER CONSTRUCTION									
December 2015	2,367	728	217	2	1,273	6,840	54	2,292	13,773
December 2014	3,659	1,044	105	0	2,098	7,045	0	1,384	15,335
% Change	-35.3	-30.3	106.7	n/a	-39.3	-2.9	n/a	65.6	-10.2
COMPLETIONS									
December 2015	390	160	28	0	191	240	5	0	1,014
December 2014	502	150	0	0	159	143	0	146	1,100
% Change	-22.3	6.7	n/a	n/a	20.1	67.8	n/a	-100.0	-7.8
Year-to-date 2015	5,424	1,352	247	0	2,432	4,237	17	834	14,543
Year-to-date 2014	6,405	1,326	30	3	1,931	3,055	0	1,003	13,753
% Change	-15.3	2.0	**	-100.0	25.9	38.7	n/a	-16.8	5.7
COMPLETED & NOT ABSORBED									
December 2015	358	122	1	0	106	220	n/a	n/a	807
December 2014	366	60	2	0	22	1	n/a	n/a	451
% Change	-2.2	103.3	-50.0	n/a	**	**	n/a	n/a	78.9
ABSORBED									
December 2015	365	116	37	0	177	185	n/a	n/a	880
December 2014	523	142	0	0	155	143	n/a	n/a	1,008
% Change	-30.2	-18.3	n/a	n/a	14.2	29.4	n/a	n/a	-5.0
Year-to-date 2015	5,432	1,282	248	0	2,316	3,793	n/a	n/a	13,071
Year-to-date 2014	6,444	1,319	30	3	1,862	3,082	n/a	n/a	12,740
% Change	-15.7	-2.8	**	-100.0	24.4	23.1	n/a	n/a	2.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
December 2015	229	58	33	0	44	202	13	25	604
December 2014	256	76	0	0	63	160	0	0	555
Airdrie									
December 2015	38	6	15	0	13	12	0	0	84
December 2014	76	0	0	0	43	0	0	0	119
Beiseker									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Chestermere Lake									
December 2015	9	0	0	0	0	0	0	0	9
December 2014	25	4	5	0	0	0	0	0	34
Cochrane									
December 2015	21	14	0	0	6	0	0	0	41
December 2014	43	16	0	0	36	0	0	0	95
Crossfield									
December 2015	1	0	4	0	0	0	0	0	5
December 2014	3	0	0	0	0	0	0	0	3
Irricana									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Rocky View County									
December 2015	13	0	0	0	0	0	0	0	13
December 2014	24	0	0	0	10	0	0	0	34
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Calgary CMA									
December 2015	311	78	52	0	63	214	13	25	756
December 2014	427	96	5	0	152	160	0	0	840

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
December 2015	1,642	592	140	2	749	6,531	18	1,991	11,665
December 2014	2,545	920	0	0	1,546	6,938	0	1,082	13,031
Airdrie									
December 2015	285	44	73	0	266	229	0	301	1,198
December 2014	468	16	74	0	229	75	0	302	1,164
Beiseker									
December 2015	2	0	0	0	0	0	0	0	2
December 2014	1	0	0	0	0	0	0	0	1
Chestermere Lake									
December 2015	111	6	0	0	0	0	0	0	117
December 2014	230	14	31	0	54	0	0	0	329
Cochrane									
December 2015	126	72	0	0	258	80	36	0	572
December 2014	230	82	0	0	219	32	0	0	563
Crossfield									
December 2015	8	2	4	0	0	0	0	0	14
December 2014	14	8	0	0	0	0	0	0	22
Irricana									
December 2015	2	0	0	0	0	0	0	0	2
December 2014	0	0	0	0	0	0	0	0	0
Rocky View County									
December 2015	191	12	0	0	0	0	0	0	203
December 2014	171	4	0	0	50	0	0	0	225
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Calgary CMA									
December 2015	2,367	728	217	2	1,273	6,840	54	2,292	13,773
December 2014	3,659	1,044	105	0	2,098	7,045	0	1,384	15,335

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
December 2015	284	132	8	0	145	240	1	0	810
December 2014	391	140	0	0	110	84	0	146	871
Airdrie									
December 2015	36	2	13	0	19	0	0	0	70
December 2014	45	0	0	0	0	59	0	0	104
Beiseker									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Chestermere Lake									
December 2015	20	2	0	0	0	0	0	0	22
December 2014	19	0	0	0	0	0	0	0	19
Cochrane									
December 2015	22	20	7	0	21	0	4	0	74
December 2014	38	8	0	0	37	0	0	0	83
Crossfield									
December 2015	0	2	0	0	0	0	0	0	2
December 2014	0	0	0	0	0	0	0	0	0
Irricana									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Rocky View County									
December 2015	28	2	0	0	6	0	0	0	36
December 2014	9	2	0	0	12	0	0	0	23
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Calgary CMA									
December 2015	390	160	28	0	191	240	5	0	1,014
December 2014	502	150	0	0	159	143	0	146	1,100

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
December 2015	254	107	0	0	98	219	n/a	n/a	678
December 2014	268	52	0	0	14	0	n/a	n/a	334
Airdrie									
December 2015	42	2	1	0	5	1	n/a	n/a	51
December 2014	41	0	0	0	1	1	n/a	n/a	43
Beiseker									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
December 2015	13	1	0	0	0	0	n/a	n/a	14
December 2014	18	0	0	0	0	0	n/a	n/a	18
Cochrane									
December 2015	29	12	0	0	3	0	n/a	n/a	44
December 2014	33	8	2	0	7	0	n/a	n/a	50
Crossfield									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	1	0	0	0	0	0	n/a	n/a	1
Irricana									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
December 2015	20	0	0	0	0	0	n/a	n/a	20
December 2014	5	0	0	0	0	0	n/a	n/a	5
First Nations									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
December 2015	358	122	1	0	106	220	n/a	n/a	807
December 2014	366	60	2	0	22	1	n/a	n/a	451

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
December 2015	269	88	17	0	131	185	n/a	n/a	690
December 2014	411	132	0	0	106	84	n/a	n/a	733
Airdrie									
December 2015	37	2	13	0	19	0	n/a	n/a	71
December 2014	46	0	0	0	0	59	n/a	n/a	105
Beiseker									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
December 2015	20	2	0	0	0	0	n/a	n/a	22
December 2014	19	0	0	0	0	0	n/a	n/a	19
Cochrane									
December 2015	25	20	7	0	21	0	n/a	n/a	73
December 2014	38	8	0	0	37	0	n/a	n/a	83
Crossfield									
December 2015	0	2	0	0	0	0	n/a	n/a	2
December 2014	0	0	0	0	0	0	n/a	n/a	0
Irricana									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
December 2015	14	2	0	0	6	0	n/a	n/a	22
December 2014	9	2	0	0	12	0	n/a	n/a	23
First Nations									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
December 2015	365	116	37	0	177	185	n/a	n/a	880
December 2014	523	142	0	0	155	143	n/a	n/a	963

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Calgary City	230	256	60	76	87	63	227	160	604	555	8.8
Airdrie	38	76	6	0	28	43	12	0	84	119	-29.4
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	9	25	0	4	0	5	0	0	9	34	-73.5
Cochrane	21	43	14	16	6	36	0	0	41	95	-56.8
Crossfield	1	3	0	0	4	0	0	0	5	3	66.7
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	13	24	0	10	0	0	0	0	13	34	-61.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	312	427	80	106	125	147	239	160	756	840	-10.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Calgary City	2,869	4,619	776	1,218	1,300	1,730	5,183	6,266	10,128	13,833	-26.8
Airdrie	543	813	68	40	371	351	455	436	1,437	1,640	-12.4
Beiseker	3	1	0	0	0	0	0	0	3	1	200.0
Chestermere Lake	204	361	28	36	0	52	0	0	232	449	-48.3
Cochrane	293	456	172	128	397	264	107	32	969	880	10.1
Crossfield	9	23	4	16	4	0	0	0	17	39	-56.4
Irricana	2	0	0	0	0	0	0	0	2	0	n/a
Rocky View County	215	221	30	68	0	0	0	0	245	289	-15.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	4,138	6,494	1,078	1,506	2,072	2,397	5,745	6,734	13,033	17,131	-23.9

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market December 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Calgary City	75	63	12	0	202	160	25	0
Airdrie	28	43	0	0	12	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	5	0	0	0	0	0	0
Cochrane	6	36	0	0	0	0	0	0
Crossfield	4	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	113	147	12	0	214	160	25	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Calgary City	1,284	1,730	16	0	4,253	5,611	930	655
Airdrie	371	351	0	0	154	436	301	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	52	0	0	0	0	0	0
Cochrane	397	264	0	0	107	32	0	0
Crossfield	4	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	2,056	2,397	16	0	4,514	6,079	1,231	655

Table 2.4: Starts by Submarket and by Intended Market December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Calgary City	320	332	246	223	38	0	604	555
Airdrie	59	76	25	43	0	0	84	119
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	9	34	0	0	0	0	9	34
Cochrane	35	59	6	36	0	0	41	95
Crossfield	5	3	0	0	0	0	5	3
Irricana	0	0	0	0	0	0	0	0
Rocky View County	13	24	0	10	0	0	13	34
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	441	528	277	312	38	0	756	840

Table 2.5: Starts by Submarket and by Intended Market January - December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Calgary City	3,823	5,825	5,358	7,353	947	655	10,128	13,833
Airdrie	739	921	397	719	301	0	1,437	1,640
Beiseker	3	1	0	0	0	0	3	1
Chestermere Lake	232	422	0	27	0	0	232	449
Cochrane	479	584	490	296	0	0	969	880
Crossfield	17	33	0	6	0	0	17	39
Irricana	2	0	0	0	0	0	2	0
Rocky View County	237	259	8	30	0	0	245	289
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	5,532	8,045	6,253	8,431	1,248	655	13,033	17,131

Table 3: Completions by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Calgary City	285	391	136	142	149	108	240	230	810	871	-7.0
Airdrie	36	45	2	0	32	0	0	59	70	104	-32.7
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	20	19	2	0	0	0	0	0	22	19	15.8
Cochrane	22	38	20	8	32	37	0	0	74	83	-10.8
Crossfield	0	0	2	0	0	0	0	0	2	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	28	9	8	14	0	0	0	0	36	23	56.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	391	502	170	164	213	145	240	289	1,014	1,100	-7.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Calgary City	3,768	4,706	1,100	1,056	1,881	1,476	4,710	3,636	11,459	10,874	5.4
Airdrie	726	751	50	110	325	243	302	418	1,403	1,522	-7.8
Beiseker	2	0	0	0	0	0	0	0	2	0	n/a
Chestermere Lake	323	299	36	36	69	37	0	0	428	372	15.1
Cochrane	397	449	182	124	322	177	59	4	960	754	27.3
Crossfield	15	20	10	2	0	0	0	0	25	22	13.6
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	194	183	72	26	0	0	0	0	266	209	27.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	5,425	6,408	1,450	1,354	2,597	1,933	5,071	4,058	14,543	13,753	5.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Calgary City	149	108	0	0	240	84	0	146
Airdrie	32	0	0	0	0	59	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	28	37	4	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	209	145	4	0	240	143	0	146

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Calgary City	1,877	1,476	4	0	4,178	2,825	532	811
Airdrie	325	243	0	0	0	226	302	192
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	69	37	0	0	0	0	0	0
Cochrane	310	177	12	0	59	4	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	2,581	1,933	16	0	4,237	3,055	834	1,003

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Calgary City	424	531	385	194	1	146	810	871
Airdrie	51	45	19	59	0	0	70	104
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	22	19	0	0	0	0	22	19
Cochrane	49	46	21	37	4	0	74	83
Crossfield	2	0	0	0	0	0	2	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	30	11	6	12	0	0	36	23
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	578	652	431	302	5	146	1,014	1,100

Table 3.5: Completions by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Calgary City	4,908	5,768	6,014	4,295	537	811	11,459	10,874
Airdrie	910	863	191	467	302	192	1,403	1,522
Beiseker	2	0	0	0	0	0	2	0
Chestermere Lake	384	335	44	37	0	0	428	372
Cochrane	586	579	362	175	12	0	960	754
Crossfield	25	19	0	3	0	0	25	22
Irricana	0	0	0	0	0	0	0	0
Rocky View County	208	197	58	12	0	0	266	209
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	7,023	7,761	6,669	4,989	851	1,003	14,543	13,753

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
December 2015	42	15.7	68	25.5	59	22.1	35	13.1	63	23.6	267	580,000	709,983
December 2014	70	17.2	74	18.2	87	21.4	52	12.8	123	30.3	406	615,000	743,548
Year-to-date 2015	391	10.4	684	18.1	817	21.7	557	14.8	1,321	35.0	3,770	650,000	781,278
Year-to-date 2014	1,226	25.8	1,293	27.2	821	17.3	387	8.2	1,019	21.5	4,746	540,000	654,781
Airdrie													
December 2015	3	8.1	12	32.4	8	21.6	8	21.6	6	16.2	37	600,000	658,619
December 2014	5	10.9	9	19.6	13	28.3	10	21.7	9	19.6	46	607,500	626,330
Year-to-date 2015	16	2.2	180	24.8	211	29.1	186	25.7	132	18.2	725	630,000	649,772
Year-to-date 2014	205	27.9	268	36.5	141	19.2	70	9.5	50	6.8	734	515,000	531,895
Beiseker													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
December 2015	0	0.0	0	0.0	4	20.0	9	45.0	7	35.0	20	707,500	753,730
December 2014	1	5.3	1	5.3	5	26.3	9	47.4	3	15.8	19	-	659,234
Year-to-date 2015	2	0.6	13	4.0	23	7.0	127	38.7	163	49.7	328	750,000	764,819
Year-to-date 2014	19	6.4	67	22.4	99	33.1	62	20.7	52	17.4	299	595,000	629,235
Cochrane													
December 2015	4	16.0	9	36.0	2	8.0	4	16.0	6	24.0	25	545,000	639,708
December 2014	5	13.2	11	28.9	7	18.4	5	13.2	10	26.3	38	592,500	606,583
Year-to-date 2015	36	9.0	123	30.7	102	25.4	53	13.2	87	21.7	401	585,000	632,371
Year-to-date 2014	186	41.7	126	28.3	69	15.5	42	9.4	23	5.2	446	480,000	505,677
Crossfield													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	13	81.3	3	18.8	0	0.0	0	0.0	0	0.0	16	-	454,100
Year-to-date 2014	15	78.9	4	21.1	0	0.0	0	0.0	0	0.0	19	-	389,113
Irricana													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
December 2015	0	0.0	1	7.1	1	7.1	0	0.0	12	85.7	14	1,035,000	1,115,179
December 2014	0	0.0	1	11.1	2	22.2	1	11.1	5	55.6	9	-	856,967
Year-to-date 2015	4	2.2	5	2.8	11	6.1	17	9.5	142	79.3	179	1,000,000	1,083,878
Year-to-date 2014	13	7.3	19	10.6	34	19.0	15	8.4	98	54.7	179	780,000	892,279
First Nations													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
December 2015	49	13.5	90	24.8	74	20.4	56	15.4	94	25.9	363	600,000	717,945
December 2014	81	15.6	96	18.5	114	22.0	77	14.9	150	29.0	518	617,500	721,969
Year-to-date 2015	464	8.6	1,008	18.6	1,164	21.5	940	17.3	1,845	34.0	5,421	655,000	760,893
Year-to-date 2014	1,664	25.9	1,777	27.7	1,164	18.1	576	9.0	1,242	19.3	6,423	540,000	634,979

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2015						
Submarket	**Dec 2015**	**Dec 2014**	**% Change**	**YTD 2015**	**YTD 2014**	**% Change**
Calgary City	709,983	743,548	-4.5	781,278	654,781	19.3
Airdrie	658,619	626,330	5.2	649,772	531,895	22.2
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	753,730	659,234	14.3	764,819	629,235	21.5
Cochrane	639,708	606,583	5.5	632,371	505,677	25.1
Crossfield	-	-	n/a	454,100	389,113	16.7
Irricana	-	-	n/a	-	-	n/a
Rocky View County	1,115,179	856,967	30.1	1,083,878	892,279	21.5
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	717,945	721,969	-0.6	760,893	634,979	19.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Calgary December 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	1,802	14.6	2,692	3,174	3,244	83.0	444,153	6.0	454,709
	February	2,363	14.1	2,705	3,508	3,521	76.8	460,338	4.9	456,149
	March	3,170	20.5	2,837	4,398	3,777	75.1	462,994	4.9	459,231
	April	3,348	11.5	2,883	4,981	4,048	71.2	457,509	6.5	452,451
	May	3,832	18.0	2,935	5,750	4,264	68.8	465,579	5.7	453,787
	June	3,569	18.9	2,847	5,126	4,375	65.1	466,994	5.5	456,915
	July	3,177	6.8	2,722	4,390	4,099	66.4	460,790	5.2	459,344
	August	2,976	5.2	2,897	4,184	4,271	67.8	454,994	5.2	461,762
	September	2,837	14.6	2,912	4,235	3,912	74.4	461,099	5.8	466,467
	October	2,848	13.5	2,974	3,775	4,059	73.3	465,047	6.6	468,823
	November	2,292	5.5	2,852	2,757	4,191	68.1	462,031	3.8	465,683
	December	1,401	-4.3	2,359	1,800	4,310	54.7	452,968	3.1	459,172
2015	January	1,162	-35.5	1,834	4,132	4,128	44.4	437,908	-1.4	448,230
	February	1,544	-34.7	1,812	3,767	3,676	49.3	443,744	-3.6	439,641
	March	2,215	-30.1	2,034	3,883	3,216	63.2	457,422	-1.2	449,620
	April	2,426	-27.5	2,038	3,815	2,971	68.6	455,155	-0.5	454,238
	May	2,748	-28.3	2,173	4,035	3,085	70.4	465,941	0.1	455,292
	June	2,795	-21.7	2,184	3,920	3,100	70.5	465,965	-0.2	456,415
	July	2,563	-19.3	2,187	3,721	3,375	64.8	459,958	-0.2	457,993
	August	2,139	-28.1	2,063	3,446	3,381	61.0	450,260	-1.0	456,359
	September	1,866	-34.2	1,912	3,866	3,570	53.6	443,768	-3.8	449,412
	October	1,810	-36.4	1,935	3,424	3,632	53.3	444,535	-4.4	448,398
	November	1,617	-29.5	1,947	2,784	4,049	48.1	444,959	-3.7	448,373
	December	1,109	-20.8	1,877	1,907	4,518	41.5	451,297	-0.4	456,941
	Q4 2014	6,541	6.4		8,332			461,403	4.8	
	Q4 2015	4,536	-30.7		8,115			446,340	-3.3	
	YTD 2014	33,615	12.2		48,078			460,584	5.4	
	YTD 2015	23,994	-28.6		42,700			453,814	-1.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators December 2015										
		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	105.9	130.2	794	4.6	74.0	1,073
	February	595	3.14	5.24	106.9	131.2	792	4.7	73.8	1,074
	March	581	3.14	4.99	107.8	133.8	790	5.3	73.7	1,076
	April	570	3.14	4.79	108.5	132.6	789	5.6	73.7	1,084
	May	570	3.14	4.79	109.4	133.5	790	5.6	73.5	1,087
	June	570	3.14	4.79	109.7	132.8	794	5.2	73.3	1,095
	July	570	3.14	4.79	109.9	133.4	796	4.9	73.0	1,101
	August	570	3.14	4.79	110.4	133.4	798	5.3	73.3	1,114
	September	570	3.14	4.79	110.7	133.6	801	4.9	73.1	1,117
	October	570	3.14	4.79	110.9	133.7	802	5.0	73.1	1,121
	November	570	3.14	4.79	111.2	132.6	807	4.6	73.0	1,116
	December	570	3.14	4.79	111.3	132.1	811	4.7	73.4	1,119
2015	January	570	3.14	4.79	111.3	131.7	817	4.6	73.6	1,123
	February	567	2.89	4.74	111.3	132.6	820	5.0	74.0	1,135
	March	567	2.89	4.74	110.8	133.6	821	5.5	74.4	1,130
	April	561	2.89	4.64	110.4	133.6	827	5.7	74.8	1,125
	May	561	2.89	4.64	110.4	134.1	827	5.8	74.8	1,122
	June	561	2.89	4.64	110.5	135.0	823	6.1	74.5	1,125
	July	561	2.89	4.64	110.2	135.1	817	6.8	74.2	1,126
	August	561	2.89	4.64	110.2	135.5	815	7.0	74.0	1,125
	September	561	2.89	4.64	110.2	135.1	818	7.0	74.1	1,130
	October	561	2.89	4.64	110.2	135.7	814	6.9	73.6	1,128
	November	561	3.14	4.64	110.3	135.3	809	6.9	73.0	1,128
	December	561	3.14	4.64		134.1	802	7.0	72.4	1,121

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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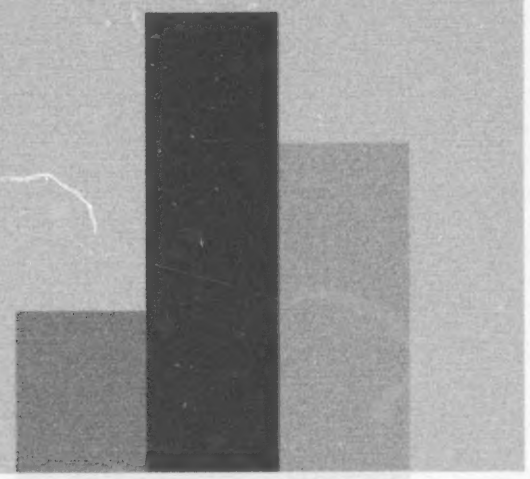

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- Condominium Owners Report
- Housing Information Monthly
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- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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